Box 14

WARRANTY DEED	State of Tennessee County of Davidson
27521-3 BILL GARRETT, Davidson County Trans: T20150061745 DEEDWARR Recvd: 07/28/15 09:39 2 pgs Fees: 13.00 Taxes: 1905.50 20150728-0074096	The actual consideration or value, whichever is greater, for this transfer is **$515,000.00** Affiant Subscribed and sworn to before me, this the 24th day of July, 2015. Notary Public My commission expires: 9-19-16 (AFFIX SEAL) KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
3516 Richland, LLC, a Tennessee limited liability company	**New Owner**	**Map 104-05-0, Parcel 395.00**
3815 Central Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda Spencer Carpenter and Mike Carpenter, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

3516 Richland, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One: LAND in Davidson County, Tennessee, being Lot No. 107 in Block 4, Division "A" of the Plan of the Richland Realty Company, as of record in Book 161, page 151. Register's Office for Davidson County, Tennessee and described as follows"

BEGINNING at a point of the northerly margin of Richland Avenue, 352.5 feet of Bowling Street, running thence easterly along said margin of Richland Avenue 50.5 fee to a point; thence, northerly in a line with Bowling Street 178 feet to a point on the southern margin of an alley, which is 405 feet east of Bowling Street; thence, westerly along the margin of said alley 50.5 feet to a point; thence, southerly in a line parallel with Bowling Street, 179 feet, more or less to the point of BEGINNING.

Tract Two: BEING a part of Lot 107 of Richland Realty Company's Division "A" Block "4" as of record in Subdivision Book 3890, page 754, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point, said point being at the intersection of the West dedicated right-of-way line of Park Circle and the North dedicated right-of-way line of Richland Avenue; thence, with the North dedicated right-of-way line of Richland Avenue; along a curve to the right with a radius of 1602.02 feet for 534.5 feet to a point of beginning; thence, continuing with the north dedicated right-of-way line of Richland Avenue along a curve to the right with a radius of 1,602.02 feet for 17.5 feet to a point:; thence, North 6 degrees 40 minutes East for 35.0 feet to a point; thence South 23 degrees 40 minutes East for 26.3 feet back to the point of beginning and containing 230 square feet and being part of the same property conveyed to George B. Spencer, one by Emma Blankenship of record in Book 2994, page 37 and the other by Jessie A. Spencer of record in Book 3890, page 754, said Register's Office.

Note: The description of Tract 2 has been included above in an effort to completely describe the property. The preparer of this document acknowledges that the property described as Tract 2 may already be included in the property described as Tract 1

BEING the same property conveyed to George B. Spencer, by Deed from Jessie A. Spencer, an unmarried person, dated May 10, 1965, of record in Book 3890, page 754, Register's Office for Davidson County, Tennessee and Part of the same property conveyed to George B. Spencer by Deed from the State of Tennessee of record in Book 6542, page 619 Register's Office for Davidson County, Tennessee. George B. Spencer died December 23, 2006, Linda Spencer Carpenter being the Executrix of the Estate. The Will was probated in the Seventh Circuit Court for Davidson County, Docket No. 017-319, and leaving said property to Linda Spencer Carpenter. The said Linda Spencer Carpenter, executrix of the Estate of George B. Spencer, deceased, Quitclaimed the said property to Linda Spencer Carpenter, of record in Instrument No. 20080214-0015039, dated February 14, 2008, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 161, Page 151, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Restrictive Covenants contained in instrument of record in Book 6542, Page 619, Register's Office for DAVIDSON County, Tennessee.

3) All matter shown on the Plat of Record in Book 161, page 151,Register's Office for DAVIDSON County, Tennessee;

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **3516 Richland Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **24th** day of **July, 2015.**

Linda Spencer Carpenter
Linda Spencer Carpenter

Mike Carpenter
Mile Carpenter

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Linda Spencer Carpenter and Mike Carpenter,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **July, 2015.**

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

Notary Public

My Commission Expires: 2/13/17